

008.0

0002

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,425,300 /

Total Card / Total Parcel

USE VALUE:

1,425,300 /

1,425,300

ASSESSED:

1,425,300 /

1,425,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		ELMHURST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WILLIS BENJAMIN & LAURA	
Owner 2:	
Owner 3:	

Street 1: 26 ELMHURST RD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: MC KENZIE CONOR B -	
Owner 2: MARCAL JULIE M -	
Street 1: 26 ELMHURST RD	
Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 2672 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6696.000	928,600		496,700	1,425,300		7245
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

**USER DEFINED**

Prior Id # 1: 7245	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	19:00:14
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KENZIE CONOR	77968-299	1	6/9/2021		1,725,000	No	No		
KNEELAND THOMAS	49776-598		7/13/2007		470,000	No	No		
WIRZBURGER LOUI	26773-470		10/25/1996		75,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2020	721	Addition	150,000	O					12/2/2017	MEAS&NOTICE	HS	Hanne S
4/9/2003	241	Renovate	20,000			G6	GR FY06	ADD PELLET STOVE T	1/22/2009	Meas/Inspect	189	PATRIOT
1/6/2003	6	Addition	9,500	C		G6	GR FY06	REDO 3 SEASON TO 4	12/3/2008	MLS	MM	Mary M
9/12/1997	543	Manual	8,800					REROOF	6/28/2005	Permit Visit	BR	B Rossignol
5/5/1997	215		14,500					10X16 WDK-WINDOWS	9/22/1999	Meas/Inspect	264	PATRIOT
									8/24/1993		AJS	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6696	Sq. Ft.	Site			0	80.	0.93	1									496,704						496,700	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									2	4	WDK	2	8	FFL	14	8			
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																			
Foundation: 1 - Concrete		1/2 Bath:	Rating:																					
Frame: 1 - Wood		A HBth:	Rating:																					
Prime Wall: 4 - Vinyl		OthrFix:	Rating:																					
Sec Wall:	%																							
Roof Struct: 1 - Gable																								
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																					
Color: GREY		A Kits:	Rating:																					
View / Desir:		Fpl: 1	Rating: Average																					
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: B - Good																								
Year Blt: 1950	Eff Yr Blt: 2020	Location:																						
Alt LUC:	Alt %:	Total Units:																						
Jurisdct: G22	Fact: .	Floor:																						
Const Mod:		% Own:																						
Lump Sum Adj: 250000		Name:																						
INTERIOR INFORMATION																								
Avg Ht/FL: STD		Phys Cond: AV - Average	1.0 %																					
Prim Int Wal 2 - Plaster		Functional:	%																					
Sec Int Wall:	%	Economic:	%																					
Partition: T - Typical		Special:	%																					
Prim Floors: 3 - Hardwood		Override:	%																					
Sec Floors:	%	Total:	1 %																					
Bsmnt Flr: 12 - Concrete																								
Subfloor:																								
Bsmnt Gar:																								
Electric: 3 - Typical																								
Insulation: 5 - Typical																								
Int vs Ext: S																								
Heat Fuel: 2 - Gas																								
Heat Type: 3 - Forced H/W																								
# Heat Sys: 1																								
% Heated: 100	% AC: 100																							
Solar HW: NO	Central Vac: NO																							
% Com Wal	% Sprinkled																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS													PARCEL ID 008-0-0002-0023.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
2	Frame Shed	D	Y	1	7X7	A	AV	2005		0.00	T	11.2	101											
More: N	Total Yard Items:									Total Special Features:									Total:					